

003.A

0001

0014.0

Map

Block

Lot

1 of 1
CARDCommercial
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
791,400 / 791,400
791,400 / 791,400
791,400 / 791,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
180		MASS AVE, ARLINGTON

OWNERSHIP	Unit #:	201
Owner 1: LEADER BANK N.A.		
Owner 2:		
Owner 3:		
Street 1: 180 MASS AVENUE		
Street 2:		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	Own Occ: N
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: LEADER MORTGAGE CO INC -	
Owner 2: -	
Street 1: 180 MASS AVE #201	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1988, having primarily Brick Exterior and 1607 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0	Sq. Ft.	Site			0	0.	0.00	CC																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
343	0.000	791,400			791,400		155511
							GIS Ref
							GIS Ref
							Insp Date
							12/07/17

PREVIOUS ASSESSMENT									Parcel ID	003.A-0001-0014.0	USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	343	FV	791,400	0	.	.	791,400		Year end	12/23/2021		
2021	343	FV	779,800	0	.	.	779,800		Year End Roll	12/10/2020		
2020	343	FV	579,200	0	.	.	579,200	579,200	Year End Roll	12/18/2019		
2019	343	FV	556,100	0	.	.	556,100	556,100	Year End Roll	1/3/2019		
2018	343	FV	335,900	0	.	.	335,900	335,900	Year End Roll	12/20/2017		
2017	343	FV	317,500	0	.	.	317,500	317,500	Year End Roll	1/3/2017		
2016	343	FV	317,500	0	.	.	317,500	317,500	Year End	1/4/2016		
2015	343	FV	308,300	0	.	.	308,300	308,300	Year End Roll	12/11/2014		

SALES INFORMATION				TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
LEADER MORTGAGE	136-116		9/2/2015	Intra-Corp	515,000	No	No					
	U40-171		1/1/1991		284,307	No	No	Y				

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/11/2017	408	Inter Fi	85,580	C					3/22/2021	I & E Mailed	MM	Mary M					
10/25/2016	1304	Inter-De	12,000	C				demo partition walls	12/7/2017	Measured	DGM	D Mann					
4/11/2016	426	Manual	50						2/3/2009	Meas/Inspect	197	PATRIOT					
8/27/2004	799	Inter Fi	110,000	C		G6	GR FY06	UNIT 204	3/1/2005	Permit Visit	BR	B Rossignol					
8/2/2004	681	Inter-De	5,000			G6	GR FY06	UNIT 204	1/1/1992		PM	Peter M					
4/12/2004	241	Re-Roof															
5/4/1995	145		25,000					ADD TO OFFICE SPAC									

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 63 - Condo Office				Full Bath	Rating:			NEW CONDO 1991, Building Number 1.											
Sty Ht: 3 - 3 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth	Rating:														
Frame: 2 - Steel				1/2 Bath: 1	Rating: Average														
Prime Wall: 7 - Brick				A HBth:	Rating:														
Sec Wall:			%	OthrFix:	Rating:														
Roof Struct: 4 - Flat				RESIDENTIAL GRID															
Roof Cover: 4 - Tar & Gravel				1st Res Grid Desc: # Units															
Color: BRICK				Kits:	Rating:			FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				A Kits:	Rating:														
GENERAL INFORMATION				Fpl:	Rating:														
Grade: C+ - Average (+)				WSFlue:	Rating:														
Year Blt: 1988	Eff Yr Blt:			CONDO INFORMATION															
Alt LUC:	Alt %:			Location:															
Jurisdct: G6	Fact: .			Total Units:															
Const Mod:				Floor: 2 - 2nd Floor															
Lump Sum Adj:				% Own: 7.030000210															
INTERIOR INFORMATION				Name: 4 - 3004				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				DEPRECIATION				Exterior:				No Unit							
Prim Int Wal 1 - Drywall				Phys Cond: AV - Average	24. %			Interior:				RMS				BRS			
Sec Int Wall:		%		Functional:				Additions:											
Partition: T - Typical				Economic:				Kitchen:											
Prim Floors: 4 - Carpet				Special:				Baths:											
Sec Floors:		%		Override:				Plumbing:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 250.00				Heating:											
Bsmnt Gar:				Size Adj: 1.25000000				General:											
Electric: 3 - Typical				Const Adj: 1.37837672				Totals											
Insulation: 2 - Typical				Adj \$ / SQ: 430.743															
Int vs Ext: S				Other Features: 6125															
Heat Fuel: 2 - Gas				Grade Factor: 1.10															
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.37000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC: 100			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 1052381															
% Com Wal	% Sprinkled			Depreciation: 260990															
MOBILE HOME				Depreciated Total: 791391															
SPEC FEATURES/YARD ITEMS				WtAv\$/SQ: 791400															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
PARCEL ID				003.A-0001-0014.0															
More: N				Total Yard Items:				Total Special Features:				Total:							
AssessPro Patriot Properties, Inc																			
																			
																			